

**PARKLAND-SPANAWAY-MIDLAND ADVISORY COMMISSION (PSMAC)**

**June 19, 2019 Meeting Minutes**

***Sprinker Recreation Center—Rainier Room, 14824 – C St S, Tacoma, WA***

*Minutes of the PSMAC are not verbatim; however, recorded copies are available online or upon request.*

**MEMBERS PRESENT:**

Tono Sablan, Chair  
Roger Ansteth  
Paul Lubbesmeyer  
Larry May  
Jillian Zabda

**MEMBERS ABSENT**

The meeting was called to order at 6:30. Roll was called, and a quorum was present.

**NEW BUSINESS**

**Community Plan Updates**

**PUBLIC TESTIMONY**

Roxy Giddings, *12211 C Street South*, Parkland has many distracting signs. PLU is a complete Towne Center and there is no room for another one. It's all built out with businesses and homes. Neighborhood Corridor would assumingly replace Towne Center, which poses many of the same issues. There are small residences that fill up the area behind commercial businesses along Pacific. There are no design standards that can help mitigate blocked views from 85-foot buildings, zero setbacks, lack of police, lack of fire protection, etc.

Bill Giddings, *12211 C Street South*, Pierce county does not prevent damage to the environment by following rules, regulations, and laws. The last Community Plans offered good suggestions and now they are being ignored. We need a whole new plan for all the communities.

Nell Batker, *14409 Duryea Lane*, there is no consideration for the people that live in these neighborhoods. Many people live next to PLU in single family houses. Some were built in the 40s and 50s. Would hate to see those go. No consideration for global warming. There is nothing in the Plan about preserving trees. We need trees to help filter out the carbon and there should be regulations against not only removing them, but over-pruning them too.

Ije Emeson, *15809 15<sup>th</sup> Avenue Court East*, first time attending a meeting. Discussed the children that play in her cul-de-sac where her children grew up. She discussed her dislike of the 45-foot building limit. She would like the Plan to be reconsidered.

Andrew Boston, *13524 8<sup>th</sup> Avenue East*, February of 2018 came before Commission with a map change request. He would like to submit for a rezone and be seen as a separate entity. He is single family and knows about RR zoning but does not feel it's appropriate for this parcel. He spoke to his neighbors and they support the change.

Barbara Bowman, *17312 12<sup>th</sup> Avenue*, has been a resident here for almost 20 years and has been wearing many hats in the community. Trying to get a city of Spanaway so we can take more control and guide our community instead of having the County tell us what to do. Spanaway is losing its connection to its own history with the Centers and Corridors proposal. Spanaway should have 7 residents serve as a council. They have started accepting signatures on proposed City of Spanaway.

Lisa Klein with AHBL, *no address provided*, is here representing Copart. Request is to add a particular use type to the use table. The request includes the four parcels that currently make up the Roy Y Wrecking Yard. Client wants to use the property for an online auto auction business. It is currently proposed to be rezoned to ECor. The use is currently allowed, but with the rezone, it wouldn't be, and would instead become non-conforming.

Dez Emeson, *15805 15th Avenue*, been living here for almost 20 years. Private road was developed and was essential to including our community into the rezone. Suggests that White Rose plat should not be included in the rezone. He and fellow homeowners are opposed to development. The County is looking to take our private cul-de-sac road.

Bill Shedrock, *1624 90<sup>th</sup> Street East*, owner of Midland Automotive, would like his property to stay zoned Neighborhood Center so any future business owner won't have issues. There are a couple other businesses in the area that would appreciate it too. He's been here 51 years and the community would probably like them to stay. Midland wouldn't lend themselves well to high-rise buildings and he doesn't see it working well at all.

Susan Painter, *Parkland*, main question is about height regulations. People in this area are here for the view of the mountain. Don't put a building that is 85 feet tall and block my view. Do we have a say in these regulations?

Deidre Conant, *916 Wheeler Street South*, here to speak about a few different parcels they own, including a few on Cherry Street that have been in the family since the 1940s. It used to be horse pasture and the owner donated it to PLU and they turned around and sold it for profit. Property is now developed. Purchased land to preserve where Clover Creek still runs strongly. Zoned Residential Resource but if the rezone goes through, it would be MSF. Property is still a sanctuary for creatures and is abutted up to Marymount. It's the only place on the east side of Pacific Avenue that is still a green space and it does contain wetland. Adding high density units around a town center would suffocate the area. Asking that the properties on Cherry Street be excluded from the MSF rezone.

Terry Wise, here representing landowner at *1808 Military Road South*, months back, they requested to upzone this property from RR to MSF and the LUAC agreed with that proposal. After that, a proposal came in to upzone large swaths of land but has since been withdrawn. Would request that the Commission endorse the upzone of this property, as they did before. RR zoning is appropriate to protecting critical areas, but this property has none and has all the infrastructure. Asking that we follow good land use policy and endorse this property to be zoned MSF.

Shawn Schuler, *2822 84th Street East*, lives on the corner of 84th and Waller Rd. Intersection has gotten busier and busier over time. Doesn't seem like it would be right to turn this area into another Meridian with cars backed up forever and ever. Asking that a lower density be considered. You're probably hoping to spark some development in that area, because there are a lot of empty homes and lots and we do have a homeless problem, but regardless it will increase traffic exponentially.

*Public Testimony closed.*

## **COMMISSION QUESTIONS/DISCUSSION**

*Commissioner Lubbesmeyer –*

- Requested clarification on the zoning and allowed uses for the parcels included in the Copart application. Inquired about any submitted applications and vesting rights for those parcels.
- Requested clarification on the location of Midland Automotive.
- Requested clarification on the zoning history, current zoning, and proposed zoning of Midland Automotive property.
- Inquired about what the current zoning allows for flashing signs along Portland Avenue.
- Inquired if the Commission can propose amendments for individual properties, including those currently zoned RR.

*Commissioner Ansteth –*

- Requested clarification on how the White Rose Plat wound up in the proposal.
- Inquired if the area at 84<sup>th</sup> and Waller Road is, and will continue to be, in Rural Separator.

*Commissioner Zabda –*

- Inquired about the current regulations on trees and tree retention, and if the Plan update includes any proposed changes.
- Inquired about how the zoning change would work for the Copart properties, including the limitations on expansion, etc.

*Commissioner Sablan –*

- Inquired about any proposals that include the properties on Cherry Street.

## **COMMUNITY PLAN**

*Main Motion:*

**Motion made (Sablan/Lubbesmeyer) to accept staff recommendations as identified in the Community Plan Update Staff Report.**

*Amendments:*

**Motion made (Lubbesmeyer/Sablan) to include parcels 0318041123, 0318041122, and 0318041094 in the Town Center (TCTR) rezone.**

Vote: Sablan: yes  
Ansteth: yes  
May: yes  
Zabda: yes  
Lubbesmeyer: yes

***Motion passed unanimously.***

**Motion made (Sablan/Lubbesmeyer) to rezone parcels 0318041040, 0318041038, and 0318041069 to Urban Corridor (UCOR).**

Vote: Sablan: yes  
Ansteth: abstain  
May: yes  
Zabda: yes  
Lubbesmeyer: yes

***Motion passed 4-0-1.***

**Motion made (Lubbesmeyer/Ansteth) to rezone parcels 0318041174, 0318041175, 0318041176, 0318041177, and 0318041178 to Urban Corridor (UCOR).**

Vote: Sablan: yes  
Ansteth: yes  
May: yes  
Zabda: abstain  
Lubbesmeyer: yes

***Motion passed 4-0-1.***

**Motion made (Ansteth/Sablan) to rezone parcels 0319333025, 0319333021, 0318041082, and 0319333024 from the proposed Urban Corridor (UCOR) to Employment Corridor (ECOR).**

***Motion withdrawn.***

**Motion made (Sablan/Ansteth) to rezone parcels 4660000521 and 4660000670 to Employment Corridor (ECOR).**

Vote: Sablan: yes  
Ansteth: yes  
May: yes  
Zabda: no  
Lubbesmeyer: abstain

***Motion passed 3-1-1.***

**Motion made (Sablan/Ansteth) to rezone the parcels zoned RR south along Military and west of Spanaway Loop Road to JBLM and between 174<sup>th</sup> and 176<sup>th</sup> with Spanaway Loop Road to the west and 8<sup>th</sup> Avenue Court South to the east to MSF.**

Vote: Sablan: yes  
Ansteth: yes  
May: yes  
Zabda: yes  
Lubbesmeyer: yes

***Motion passed unanimously.***

**Motion made (Ansteth/Sablan) to recommend the zone change to Employment Corridor (ECOR) for parcel 0319337002.**

Vote: Sablan: yes  
Ansteth: yes  
May: yes  
Zabda: yes  
Lubbesmeyer: yes

***Motion passed unanimously.***

**Motion made (Ansteth/Sablan) to move parcels 0319164010 and 0319161056 out of the Residential Resource (RR) zone and into the adjacent Single-Family (SF) zone.**

Vote: Sablan: yes  
Ansteth: yes  
May: yes  
Zabda: yes  
Lubbesmeyer: yes

***Motion passed unanimously.***

*At this time, the Commission took a five-minute break.*

*Meeting was called back to order at 8:47 PM.*

**Motion made (Sablan/Lubbesmeyer) to rezone the property south of 125<sup>th</sup> up to the PLU dormitory and west of Park Avenue between Park and Yakima to Town Center (TCTR).**

Vote: Sablan: yes  
Ansteth: yes  
May: yes  
Zabda: no  
Lubbesmeyer: yes

***Motion passed 4-1.***

**Motion made (Lubbesmeyer/Sablan) to support the changes originally proposed by the Commission and found in map ACO3 and not the revised alternative changes found in map SRO1 and retain the policies for Neighborhood Mixed Use.**

***Friendly Amendment:* To include the triangular area west of 18<sup>th</sup> Avenue, south of 90<sup>th</sup> Street East, and east of Portland Avenue in the ACO3 map and retain Mixed Use District (MUD) zoning.**

Vote: Sablan: yes  
Ansteth: yes  
May: yes  
Zabda: abstain  
Lubbesmeyer: yes

***Motion passed 4-0-1.***

*End of Amendments.*

Main Motion Vote: Sablan: yes  
Ansteth: yes  
May: yes  
Zabda: yes  
Lubbesmeyer: yes

***Motion passed unanimously.***

## **DEVELOPMENT REGULATIONS**

*Main Motion:*

**Motion made (Sablan/Ansteth) to accept staff recommendations as identified in the Development Regulations Staff Report.**

*Amendments:*

**Motion made (Ansteth/Sablan) to add use level 4 of Motor Vehicles and Related Equipment as an allowed use in the proposed Employment Corridor zone.**

Vote: Sablan: yes  
Ansteth: yes  
May: yes  
Zabda: no  
Lubbesmeyer: yes

***Motion passed 4-1.***

**Motion made (Sablan/Ansteth) to retain all the Neighborhood Mixed Use zoning regulations.**

Vote: Sablan: yes  
Ansteth: yes  
May: yes  
Zabda: yes  
Lubbesmeyer: yes

***Motion passed unanimously.***

**Motion made (Lubbesmeyer/Sablan) to recommend that Pierce County Planning consider utilizing the document provided by the Parkland Light & Water employee and utilize the drawings provided in 18J.15 to prevent further damage to infrastructure within our community.**

Vote: Sablan: yes  
Ansteth: yes

May: yes  
Zabda: yes  
Lubbesmeyer: yes

***Motion passed unanimously.***

*End of Amendments.*

Main Motion Vote: Sablan: yes  
Ansteth: yes  
May: yes  
Zabda: yes  
Lubbesmeyer: yes

***Motion passed unanimously.***

## **COMPREHENSIVE PLAN**

*Main Motion:*

**Motion made (Sablan/Ansteth) to accept staff recommendations as identified in the Comprehensive Plan Staff Report.**

*Amendments:*

**Motion made (Ansteth/Lubbesmeyer) to correct the PLU Master Plan and remove from the Major Institution Overlay the parcels south of 121<sup>st</sup> Street to the Residence Halls, west of Park and east of Yakima.**

Vote: Sablan: yes  
Ansteth: yes  
May: yes  
Zabda: yes  
Lubbesmeyer: yes

***Motion passed unanimously.***

**Motion made (Ansteth/Sablan) to retain the Neighborhood Mixed Use policies in the Comprehensive Plan.**

Vote: Sablan: yes  
Ansteth: yes  
May: yes  
Zabda: yes  
Lubbesmeyer: yes

***Motion passed unanimously.***

*End of Amendments.*

Main Motion Vote: Sablan: yes  
Ansteth: yes  
May: yes  
Zabda: yes  
Lubbesmeyer: yes

***Motion passed unanimously.***

*Meeting adjourned at 10:04 p.m.*